



AGENDA FOR ZONING BOARD OF APPEALS

October 29, 2021 *revised

PLEASE TAKE NOTICE:

THE CITY OF YONKERS ZONING BOARD OF APPEALS MEETING SCHEDULED FOR TUESDAY, NOVEMBER 16, 2021 AT 6:00 PM, WILL BE HELD IN THE AUDITORIUM at SAUNDERS HIGH SCHOOL (183 Palmer Road, Yonkers, NY 10701).

PLEASE BE SURE TO CHECK OUR WEBSITE FOR INFORMATION AND UPDATES WWW.YONKERSNY.GOV.

CURRENT CDC GUIDELINES SHALL CONTINUE TO BE OBSERVED REGARDING ATTENDANCE BY THE PUBLIC.

DECISIONS

5736 – Area Variance – James J. Veneruso, Esq., on behalf of 26 West 5th Street LLC, contract vendee, on premises known as **83-94 Vineyard Avenue & 150 Ridge Avenue**, Block: 2170, Lots: 9, 78, 82, 84, 85, Zone: M (B23753)

5743 – Area Variance – David Steinmetz, Esq., on behalf of Miroza Tower LLC, owner, on premises known as **40 aka 44 Hudson Street**, Block: 502, Lot: 1.10, Zone: DWD (B26744)

5750 – Area Variance – Robert D. Gaudioso, Esq., on behalf of The Church of Jesus Christ of Latter-Day Saints, owner, on premises known as **201 Glenwood Avenue aka 176 Park Avenue**, Block: 2161, Lot: 39, Zone: MG (B27042)

5760 – Area Variance – Jacob E. Amir, Esq., on behalf of Dagro Associates II LLC, owner, on premises known as **165 North Broadway**, Block: 2094, Lot: 25, Zone: BA (B23338)

5761 – Use & Area Variance – David Steinmetz, Esq., on behalf of 60 BV Yonkers AMS LLC, owner, on premises known as **60 (56) Buena Vista Avenue**, Block: 511, Lot: 30, Zone: D-MX (B27880)

5762 – Improvement to a Non-Conforming Use – Andrew Romano, Esq., on behalf of Ashley Tabi, owner, on premises known as **34 Vermont Terrace aka 4 Healy Place**, Block: 4559, Lot: 3, Zone: S-50 (B28236)

5765 – Area Variance – Stephen A. Veneruso, Esq., on behalf of AC & Sons 671 Yonkers Ave, LLC, owner, on premises known as **671 Yonkers Avenue**, Block: 6086, Lot: 56, Zone: B (B27588)

5767 – Area Variance – Andrew Romano, Esq., on behalf of Sherena Doldron, owner, on premises known as **26 Cornell Avenue**, Block: 111, Lot: 22.32, Zone: A (B28235)

CONTINUED HEARINGS

5758 – **Area Variance** – Steven A. Accinelli, Esq., on behalf of The Plant Powerhouse LLC, owner, on premises known as **45 Water Grant Street**, Block: 2635, Lot: 1, Zone: IP (B27856)

5759 – **Area Variance** – Daniel D. Tartaglia, Esq., on behalf of Verus Development LLC, contract vendee, on premises known as **345 McLean Avenue**, Block: 59, Lot: 75, Zone: A (B27461)

NEW HEARINGS

5768 – **Improvement and Intensification to a Non-Conforming Use** – Andrew Romano, Esq., on behalf of 51 Lawrence Street LLC, owner, to legalize interior alterations to renovate existing one family and store, whereas:

- *Improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G);*
- *A non-conforming use shall not be enlarged, intensified, altered structurally or extended without Zoning Board of Appeals approval, (Reference Section 43-21.B.1 and 43-21.B.2);*

on premises known as **51 Lawrence Street**, Block: 116, Lot: 11.14, Zone: A (B26857)

5769 – **Improvement and Intensification to a Non-Conforming Use & Area Variance** – Shahin Badaly, P.E., on behalf of Ghassem Khorassani, owner, for addition of exterior parking lot, whereas:

- *Improvement to a non-conforming use requires Zoning Board of Appeals approval (Reference Yonkers Zoning Ordinance 43-21.G);*
- *A non-conforming use shall not be enlarged, intensified, altered, structurally or extended without Zoning Board of Appeals approval (Reference Section 43-21.B.1 & 43-21.B.2);*
- *Fences and walls, including retaining walls, must not exceed 4 feet in height in a required front yard setback/ proposed 6';*

on premises known as **527 aka 531 Van Cortlandt Park Avenue**, Block: 39, Lot: 59.60, Zone: A (B22793)

OFF AGENDA ITEMS

Case #5649	1200 Nepperhan Avenue	Extension Request
Case #5713	76 Locust Hill Avenue	Extension Request
Case #5654	23 Mulberry Street	Extension Request


JOSEPH CIANCIULLI
CHAIRMAN, ZBA 